

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

June 17, 2010



FP 10-07: proposed Final Plat of Cottage Grove Subdivision – Phase 3

SIZE AND LOCATION: 13.479 acres of vacant land out of the Zeno Phillips Survey, Abstract 45, located southwest from the current terminus of Cottage Grove Circle approximately 1,600 feet southwest from its intersection with Finfeather Road in Bryan, Brazos County, Texas

EXISTING LAND USE: vacant acreage

ZONING: Planned Development District - Housing (PD-H)

APPLICANT(S): BCS Development Company

AGENT: Civil Development, Ltd.

STAFF CONTACT: Julie Fulgham, Senior Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed final plat.



PROPOSED SUBDIVISION:

This proposed final plat creates 26 residential lots on 13.479 acres of land. Cottage Grove Circle is proposed to be extended for dedication and improvement by the developer, as well as a new street, Gateshead Road. Common area which will be maintained by the Cottage Grove Homeowners Association is also being developed as part of this plat. New public utilities are being extended to serve the 26 proposed single-family homesites in this third phase of the Cottage Grove development. This proposed final plat is substantially in conformance with the most-recent master plan for this acreage, which is the Amended Master Preliminary Plan of Cottage Grove Subdivision, which the Planning and Zoning Commission approved on May 15, 2003.

RECOMMENDATION:

The proposed final plat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.